

Sports as Life.

***SPORTS
CITY***

A project by



Our partners in making India fitter



Nirmal has tied up with US Tennis Association (which hosts the US Open Grand Slam tennis tournament) to offer India's first branded sports-lifestyle apartments. The apartments come with US Open certified tennis courts and coaching programmes.



Marks for Sports is a campaign to create a national movement advocating inclusion of sports as part of the main curriculum at schools in India. Our partnership with NDTV is to promote overall sports in India and to make sports a way of living for Indian communities.

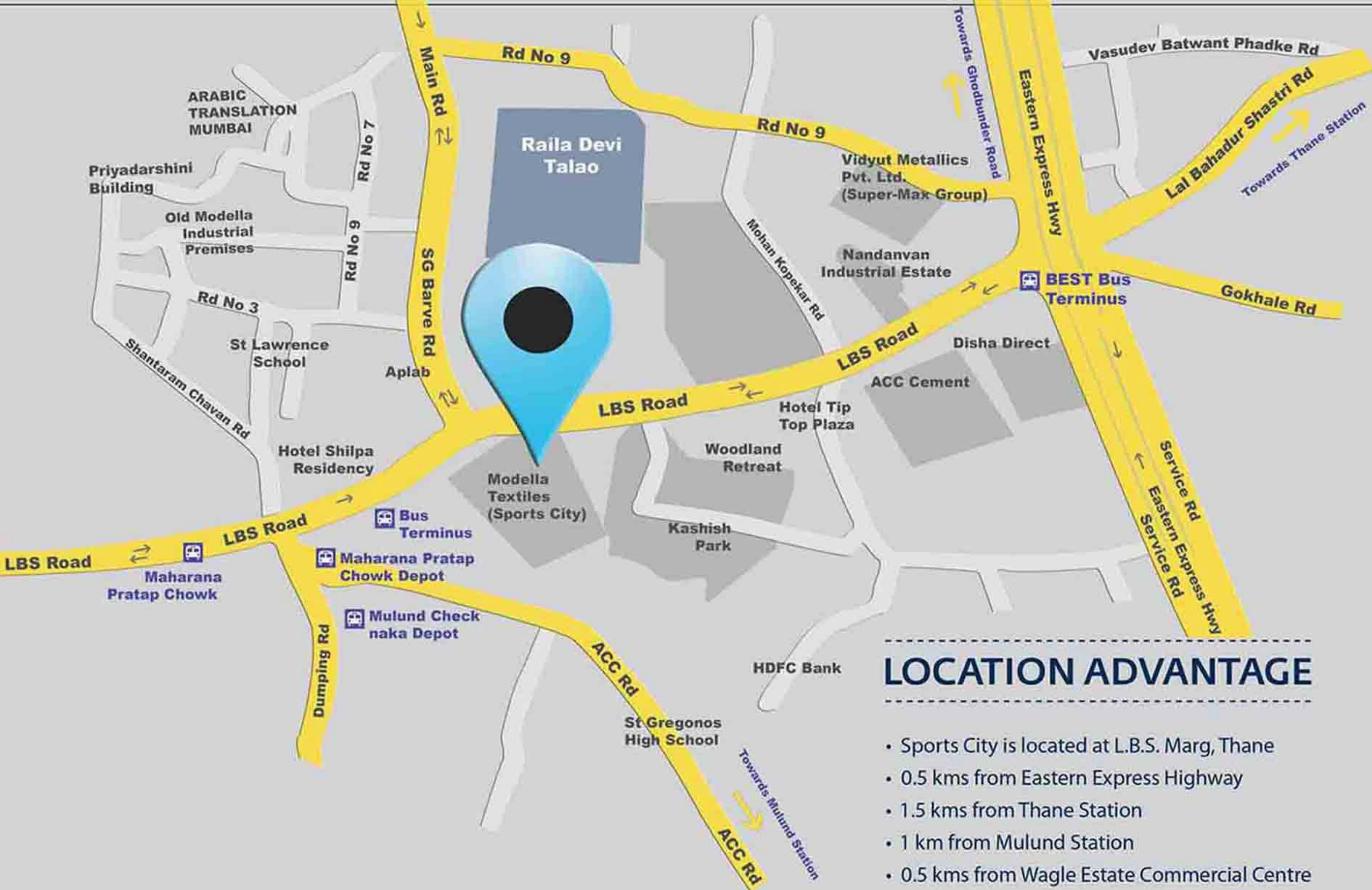


In the first-of-a-kind initiative in the country, Nirmal has joined hands with the International Association of Athletics Federation (IAAF) to build branded athletics facilities and academies.



NIRMAL ***SPORTS CITY***

What if we brought together the world's finest sports facilities and then designed beautiful living spaces around them? Presenting Sports City, an exclusive metropolis devoted to a cutting-edge sports lifestyle. Here, sports and fitness finally get their due. You will discover an entire ecosystem, complete with the latest modern amenities and features, that serves a singular purpose: to give every member of your family a premium living experience, with sports at its very centre.



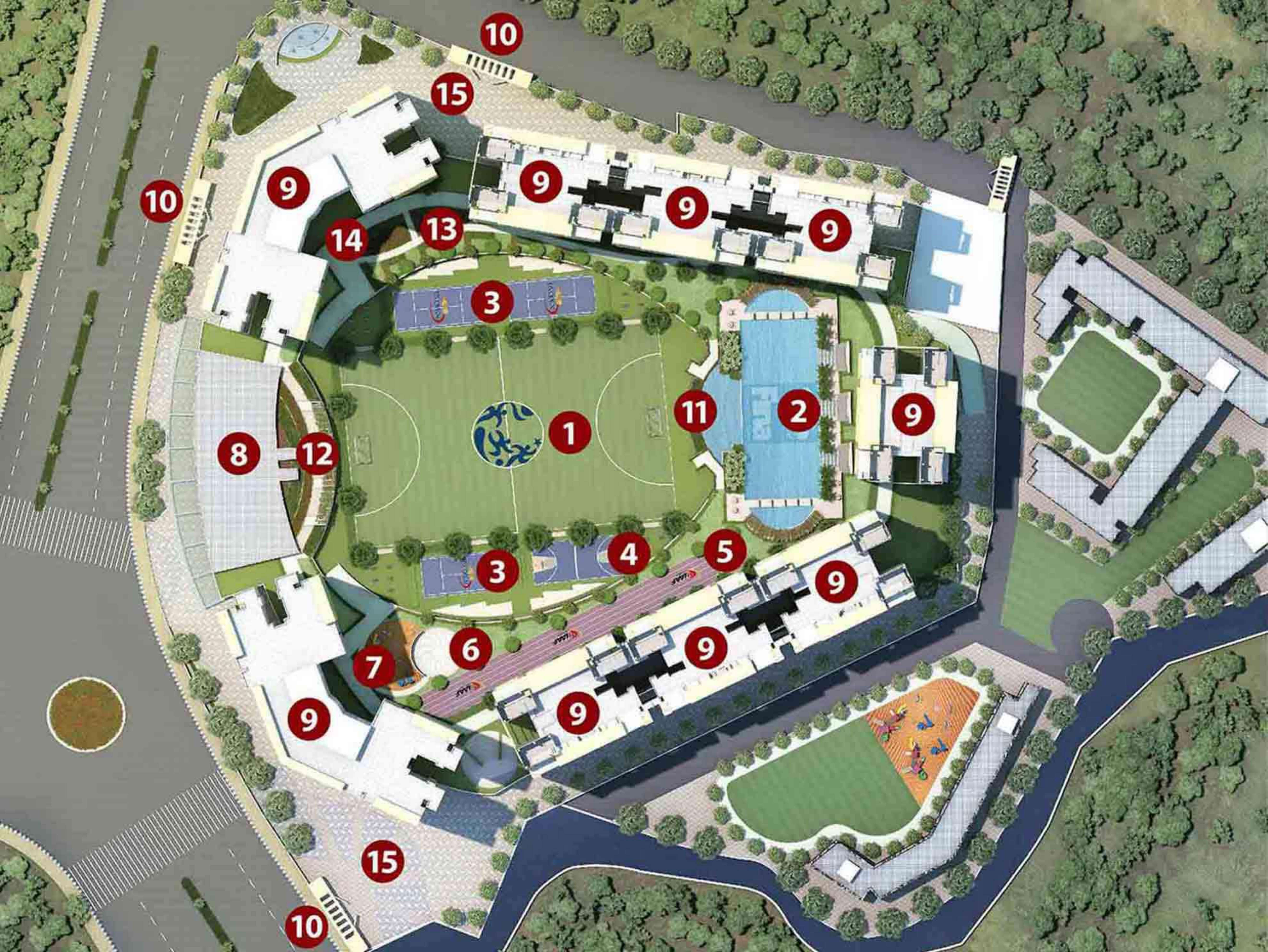
LOCATION ADVANTAGE

- Sports City is located at L.B.S. Marg, Thane
- 0.5 kms from Eastern Express Highway
- 1.5 kms from Thane Station
- 1 km from Mulund Station
- 0.5 kms from Wagle Estate Commercial Centre
- Walking distance to major bus terminals, well connected to hospitals schools and malls

The location is picture-perfect, surrounded by hills and lakes and is away from the conventional hustle-bustle of city life.

LOCATION MAP





Project Features

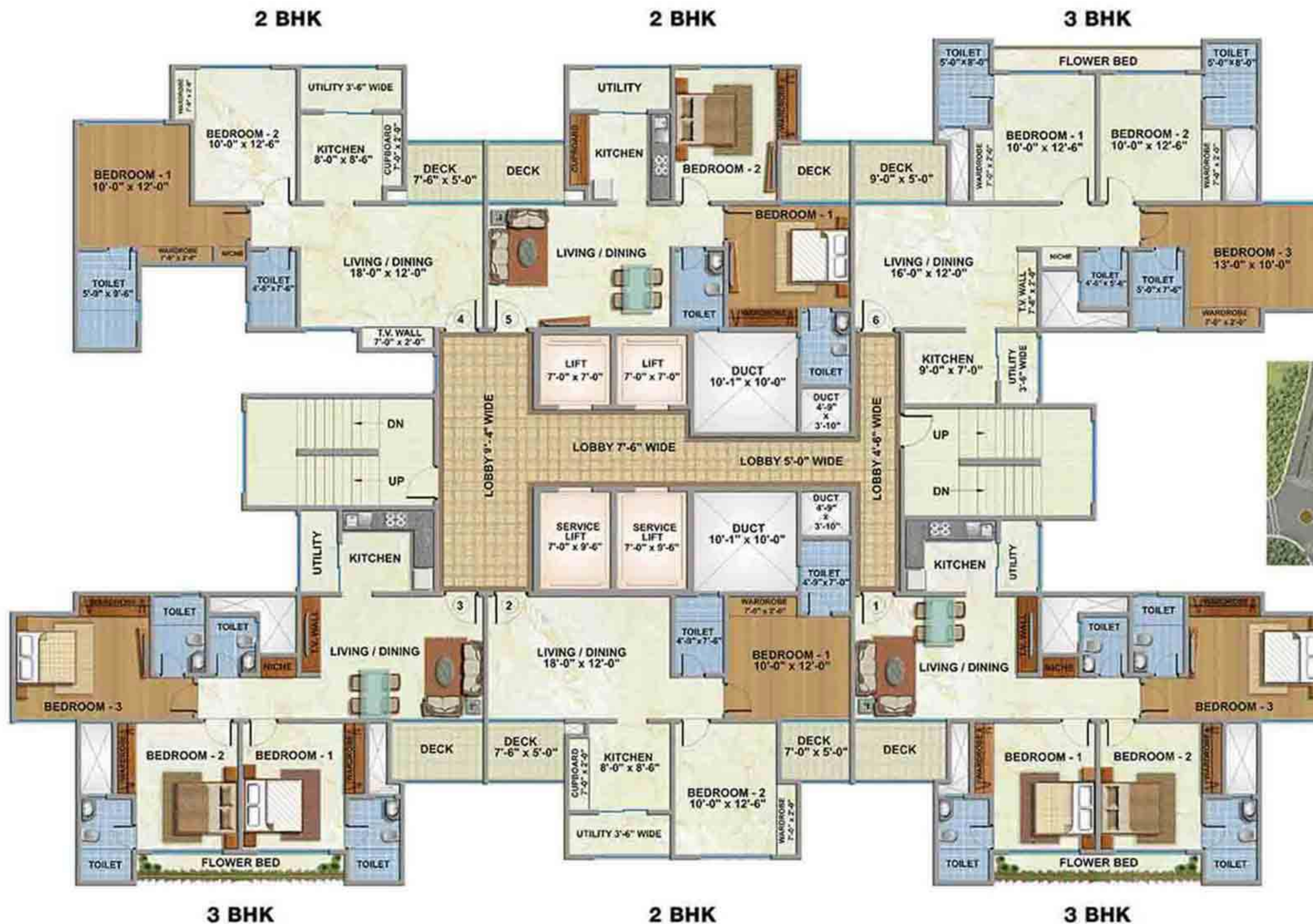
1. Multipurpose play area
2. FINA swimming pool
3. US Open tennis court
4. Basketball court
5. IAAF track
6. Skating rink
7. Childrens play area
8. Commercial Building
9. Residential Building
10. Entrance/Exit
11. Water body
12. Garden
13. Cycling track
14. Jogging track
15. Open space



A WING

Floor Plan: A Wing

Flat No.	Type	Carpet area (Sq.Ft.)	Wardrobe / Cupboard (Sq.Ft.)	Sundeck / Utility (Sq.Ft.)
1	3 BHK	844.00	57.35	70.92
2	2 BHK	631.33	40.81	117.92
3	3 BHK	871.96	56.25	77.83
4	2 BHK	661.00	47.75	80.67
5	2 BHK	631.33	40.81	117.92
6	3 BHK	844.00	57.35	70.92



B WING

Floor Plan: B Wing

Flat No.	Type	Carpet area (Sq.Ft.)	Wardrobe / Cupboard (Sq.Ft.)	Sundeck / Utility (Sq.Ft.)
1	3 BHK	871.96	56.25	77.83
2	2 BHK	631.33	40.81	117.92
3	3 BHK	871.96	56.25	77.83
4	2 BHK	686.00	47.75	80.67
5	2 BHK	631.33	40.81	117.92
6	3 BHK	871.96	56.25	77.83

3 BHK

2 BHK

2 BHK



C WING

3 BHK

2 BHK

3 BHK

Floor Plan: C Wing

Flat No.	Type	Carpet area (Sq.Ft.)	Wardrobe / Cupboard (Sq.Ft.)	Sundeck / Utility (Sq.Ft.)
1	3 BHK	876.00	56.00	83.00
2	2 BHK	636.00	40.81	124.95
3	3 BHK	846.00	57.35	75.36
4	3 BHK	846.00	57.35	75.36
5	2 BHK	636.00	40.81	124.95
6	2 BHK	666.60	51.21	48.72

Internal Amenities

- Air-conditioned apartments
- Wide French windows with Sundeck in living areas
- Imported marble flooring in living rooms & passages
- Marbonite in common Bedroom & Kitchen
- Wooden flooring in Master bedrooms
- High-end CP fittings and sanitary ware
- Designer tiles in all bathrooms
- Utility area in each apartment
- Loft provision in each apartment
- Piped gas provision
- Premium-quality granite as kitchen counter
- Plastic paint finishes on walls
- Anodised heavy-gauge sliding windows
- Premium-quality wooden door
- MCB with short-circuit breaker
- Premium-quality branded switches
- Storage water geyser
- Internet, television & telephone connections in all rooms
- Wardrobe area in bedrooms
- Bathrooms with dry and wet areas separated

External Amenities

- Grand entrance with fountain
- Children's play area with sand pit
- Swings and slides
- Skating rink
- Cycling track
- Basketball court
- Rock climbing
- Badminton court
- Multi-purpose play field
- Squash court
- Club house
- Multi-purpose hall for meditation, yoga and dance
- State-of-the-art gym
- Steam and sauna
- Jacuzzi and massage zone
- Billiards, Pool, Snooker and other indoor games
- Business centre with internet
- Podium garden
- Open-air amphitheatre
- Landscaping by an International architect
- Pet walk area
- Senior citizen corner
- Banquet/party hall



Our Proud Associations



NIRMAL
**SPORTS
CITY**



Site Address: Modella Mill Compound, L.B.S. Marg,
Near Mulund Check Naka, Thane (W), Mumbai - 400601.

Head Office: Nirmal Lifestyle Ltd.,
L.B.S. Marg, 3rd Floor, Multiplex Building,
Mulund (W), Mumbai – 400080.

Call 022- 33578388
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